

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

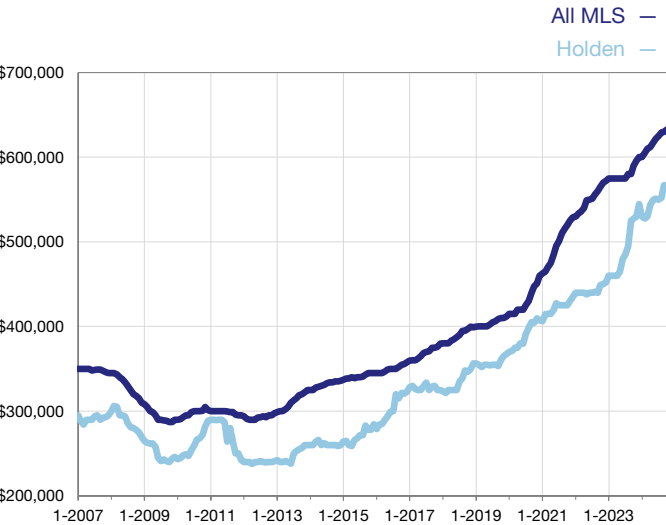
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	16	- 11.1%	132	141	+ 6.8%
Closed Sales	18	14	- 22.2%	115	138	+ 20.0%
Median Sales Price*	\$535,000	\$534,500	- 0.1%	\$545,000	\$575,000	+ 5.5%
Inventory of Homes for Sale	18	31	+ 72.2%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	27	30	+ 11.1%
Percent of Original List Price Received*	100.9%	100.3%	- 0.6%	103.1%	101.9%	- 1.2%
New Listings	16	23	+ 43.8%	153	181	+ 18.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	28	19	- 32.1%
Closed Sales	4	1	- 75.0%	26	14	- 46.2%
Median Sales Price*	\$362,500	\$600,000	+ 65.5%	\$415,000	\$397,500	- 4.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	39	49	+ 25.6%
Percent of Original List Price Received*	102.7%	101.9%	- 0.8%	102.5%	99.8%	- 2.6%
New Listings	6	3	- 50.0%	38	24	- 36.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

